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8 **UNITED STATES DISTRICT COURT**

9 **DISTRICT OF NEVADA**

10 LAS VEGAS DEVELOPMENT GROUP, LLC, a  
11 Nevada limited liability company,

12 Plaintiff,

13 vs.

14 STEVEN P. SCHNEIDER, an individual;  
15 NATIONSTAR MORTGAGE, LLC, a Delaware  
16 limited liability company; AZTEC  
17 FORECLOSURE CORPORATION, a California  
18 corporation; TRACY BURR, an individual;  
19 FEDERAL NATIONAL MORTGAGE  
20 ASSOCIATION, a federally chartered  
21 corporation; EVERGREEN MONEYSOURCE  
22 MORTGAGE COMPANY, a Washington  
23 corporation; DOE individuals I through XX; and  
24 ROE CORPORATIONS I through XX,

25 Defendants.

Case No.: 2:16-cv-00038-RFB-GWF

**STIPULATION AND ORDER**

26 Defendant, Aztec Foreclosure Corporation (hereinafter "Aztec"), through its counsel of  
27 record, Dana Jonathon Nitz, Esq., of the law firm of Wright, Finlay, & Zak, LLP, and Plaintiff  
28 Las Vegas Development Group, LLC (hereinafter "LVDG"), by and through its attorney of  
record Timothy E. Rhoda, Esq. of Roger P. Croteau & Associates, LTD., hereby stipulate and  
agree as follows:

WHEREAS, LVDG filed a complaint in *Las Vegas Development Group, LLC v. Schneider et al.*, and sought to quiet title. LVDG initiated the action in the Eighth Judicial District Court of Nevada, court case number A-15-720541-C.

1 WHEREAS, on August 12, 2015, Aztec filed its Motion to Dismiss LVDG's Complaint  
2 with Prejudice in state court, which was later granted on December 21, 2015 ("Order of  
3 Dismissal").

4 WHEREAS, on December 29, 2015, Aztec filed a Verified Memorandum of Costs and  
5 Disbursements in state court.

6 WHEREAS, on December 30, 2015, Aztec filed the Notice of Entry of Order Granting its  
7 Motion to Dismiss Complaint with Prejudice in state court.

8 WHEREAS, Aztec filed a Motion for Entry of Final Judgment Pursuant N.R.C.P. 54(b)  
9 on January 5, 2016, in state court.

10 WHEREAS, Defendant Evergreen Moneysource Mortgage Company removed the entire  
11 action on January 8, 2016, to the United States District Court – District of Nevada, case number  
12 2:16-cv-00038-RFB-GWF.

13 WHEREAS, Aztec filed a Motion for Attorneys' Fees and Costs on January 15, 2016,  
14 federal court.

15 IT IS HEREBY STIPULATED AND AGREED as follows:

16 1. There is no just reason for delay of entry of the Order of Dismissal as a final judgment  
17 and the Court may direct entry as a final judgment as to Aztec pursuant to F.R.C.P. 54(b).

18 2. The Order of Dismissal shall be entered with Prejudice as between Aztec and LVDG.

19 3. Aztec withdraws its Motion for Attorneys Fees and Costs.

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1 4. Aztec withdraws its Verified Memorandum of Costs and Disbursements.

2 5. As between each other, LVDG and Aztec each party shall bear its own attorneys' fees  
3 and costs.

4 IT IS SO STIPULATED.

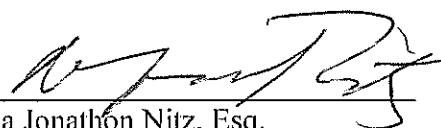
5 DATED this 6<sup>th</sup> day of April, 2016.

DATED this 19<sup>th</sup> day of April, 2016.

6 **ROGER P. GROTEAU &**  
7 **ASSOCIATES, LTD.**

**WRIGHT, FINLAY & ZAK, LLP**

8  
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14 *Attorneys for Defendant, Aztec Foreclosure*  
15 *Corporation*

13 **ORDER**


14 IT IS ORDERED that there is no just reason for delay of entry of the Order Granting  
15 Aztec's Motion to Dismiss with Prejudice as a final judgment and this Court directs entry as a  
16 final judgment as to Aztec.

17 IT IS ORDERED that the Order of Dismissal is certified as a final appealable judgment  
18 pursuant to F.R.C.P. 54(b).

19 IT IS ORDERED that the Order of Dismissal shall be with Prejudice, with LVDG and  
20 Aztec to bear their own attorneys' fees and costs.

21 IT IS ORDERED that Aztec's Motion for Attorney's Fees and Costs and Verified  
22 Memorandum of Costs and Disbursement are withdrawn.

23 **IT IS SO ORDERED.**

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26 RICHARD F. BOULWARE, II  
United States District Judge

27 DATED: April 19, 2016.  
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